

DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

August 4, 2017

STAFF SUMMARY REPORT


TO: PLANNING COMMISSION

SUBJECT: Large-Scale Development Plan for Scissortail Clubhouse  
Leadership Properties of Tulsa, requests approval of the project's site plan per Article III of Chapter 14,  
Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

SUMMARY

1. BACKGROUND: The applicant is planning a 3,719-sf clubhouse, pool and other recreational facilities within the Scissortail Subdivision.
  - The LSDP has gone through the technical review process, and all revisions requested by staff have been completed and approved.
  - The project drainage will be handled with detention within the subdivision.
  - Access is per two entrances along Scissortail Drive.
  - No waivers are being requested for this development
2. FINDINGS:
  - Staff finds the project meets the requirements of the R-SF zoning district per Sec. 14-699, as well as large-scale development requirements.
  - The clubhouse location is appropriate for zoning and the subdivision development.
3. VIEWS OF OTHERS: None
4. SUGGESTED MOTION: **Include in consent agenda.**
5. RECOMMENDATION: **Approve**  
Note: staff recommendations are based on the documentation available at the time they are made and may not reflect all of the information available to the members.

  
JOHN C. McCURDY, Director  
Department of Community Development

Tabs:  
1. LSDP site plans

# LARGE SCALE DEVELOPMENT PLANS FOR SCISSORTAIL CLUBHOUSE (Lot 166) 4407 South Scissortail Drive, ROGERS, AR 72756

## GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-685-8399 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF ROGERS DEVELOPMENT STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
4. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
5. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF ROGERS AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
6. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING, UTILITIES, AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."

## GOVERNING AGENCIES

**ROGERS PLANNING & TRANSPORTATION:**  
301 W CHESTNUT STREET  
ROGERS, AR 72756  
(479) 621-1186 TELEPHONE  
CONTACT: LORI ERICSON

**CITY OF ROGERS FIRE DEPARTMENT:**  
201 N 1ST STREET  
ROGERS, AR 72756  
(479) 621-1178 TELEPHONE  
CONTACT: BILL RUMSEY

**CITY OF ROGERS ENGINEERING:**  
301 W CHESTNUT STREET  
ROGERS, AR 72756  
(479) 621-1186 TELEPHONE  
CONTACT: LANCE JOBE

**ROGERS WATER UTILITIES:**  
501 SOUTH 2ND STREET  
ROGERS, AR 72756  
CONTACT: EARL RAUSCH  
TEL: (479) 621-1142

1. Drainage improvements must be completed and certified by the engineer of record, Swope Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.
2. A grading permit will not be issued until the Planning Commission has approved this Large Scale Development Plan. Permit requirements are available at the Planning Office.
3. A perimeter buffer strip shall be temporarily maintained around the disturbed area. The minimum width for the buffer strip is 25ft with a maximum width of 40ft.
4. All driveway approaches must be less than 10% in grade elevation unless approved by the city engineer or city planner.
5. All mechanical, electrical and air conditioning equipment must be screened from public view.
6. All parking lots and drives must be hard surfaced.
7. All signs will require separate permits.
8. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. All wells and septic systems must be located and abandoned by a state-licensed and bonded driller in accordance with state requirements.
10. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the planning department prior to issuance of a Certificate of Occupancy.
11. Engineer to schedule a pre-construction meeting with the Rogers Planning Department prior to issuance of a grading permit. All Phase I erosion control must be installed prior to the pre-construction meeting and a reduced set of construction plans (1 Lin x 1/2 in) will be required.
12. It is the owner's responsibility to coordinate with the utilities regarding plants in the utility easement.
13. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 1/2 in B & B, and for ornamental trees it is 1 1/2 in B & B.
14. Must comply with all city of Rogers building and fire codes.
15. Pdf of approved plans and drainage report must be submitted along with hard copies prior to LSPD approval letter.
16. Provide the city planner a compact disk with the as-built plans formatted in both AutoCAD 2010 .dwg and a pdf document prior to issuance of a Certificate of Occupancy.
17. The City of Rogers will not be responsible for maintenance of any detention pond.
18. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
19. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
20. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.
21. The proposed trash Dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
22. A pre-construction meeting with the Rogers Building Department is required prior to issuance of a building permit.
23. Any fee in lieu due for detention or other infrastructure shall be paid prior to issuance of a Certificate of Occupancy.
24. Developer shall coordinate meter settings for street lights with the Rogers Street Department.
25. It shall be a violation of city code for any person, firm or corporation to occupy the improvement made pursuant to the approved large scale development plan without first obtaining a certificate of occupancy. Failure to obtain a certificate of occupancy could result in a citation being issued.
26. Developer shall provide a letter guaranteeing landscaping for three years.

## FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0265 K, EFFECTIVE DATE JUNE 5, 2012.

## UTILITY AGENCIES

**GAS COMPANY:**  
BLACK HILLS ENERGY  
1255 N. 13TH STREET  
ROGERS, AR 72756  
CONTACT: KENNETH PETERS  
(479) 877-0430

**TELEPHONE COMPANY:**  
CENTURY/TEL PHONE COMPANY  
4044 WEST WALNUT STREET  
ROGERS, AR 72756  
(870) 248-1000

**ELECTRIC COMPANY:**  
CARROLL ELECTRIC  
707 SE WALTON BOULEVARD  
BENTONVILLE, AR 72712  
CONTACT: DEREK THURMAN  
(479) 273-2421 EXT 2640  
(479) 273-1231 Fax  
DTHURMAN@CARROLLECC.COM

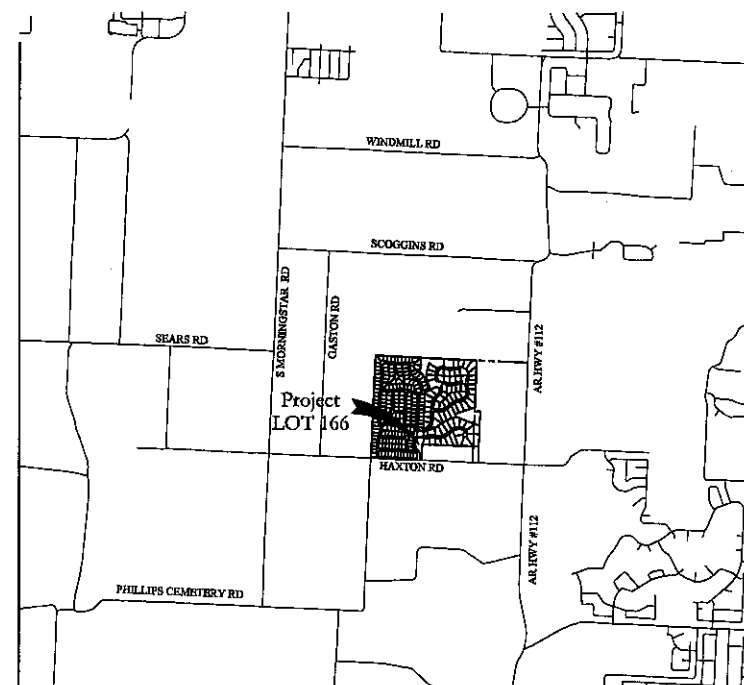
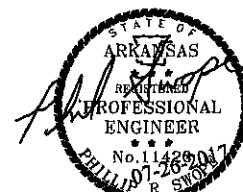
**CABLE COMPANY:**  
COX COMMUNICATIONS  
4901 S. 48TH ST.  
SPRINGDALE, AR 72762  
CONTACT: LYNN HOGAN  
(479) 236-4913  
LYNN.HOGAN@COX.COM

**WATER & SEWER:**  
ROGERS WATER UTILITIES  
501 SOUTH 2ND STREET  
ROGERS, AR 72756  
CONTACT: EARL RAUSCH  
(479) 621-1142 OFFICE  
EarlRausch@rwu.org

**ARKANSAS DEPARTMENT OF HEALTH:**  
DIVISION OF ENGINEERING, SLOT 37  
4815 W MARKHAM  
LITTLE ROCK, AR 72205  
CONTACT: CHARLES HOLT  
(501) 681-2623 OFFICE  
CHARLES.HOLT@ARKANSAS.GOV

## Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLIP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	PH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South



## VICINITY MAP

NTA

## CIVIL L.S.D. DRAWING LIST

COVER SHEET	C0.0
SITE/UTILITY	C1.0
LANDSCAPE PLAN	C1.1
GRADING & EROSION CONTROL PLAN	C2.0
DETAILS	C3.0-3.3

**ENGINEER:**  
SWOPE CONSULTING, LLC  
3511 SE 11 STREET, SUITE 9 #264  
BENTONVILLE, ARKANSAS 72712  
(479) 685.8399 TELEPHONE  
(479) 250.4285 FAX

**DEVELOPER:**  
LEADERSHIP PROPERTIES  
4527 EAST 91ST STREET  
TULSA, OK 74137  
CONTACT: BOB DAVID  
TELEPHONE: (918) 808-6792

## Zoning Setbacks

**Per Ordinance 15-39**  
FRONT YARD: 25 FEET  
SIDE YARD: 7.5 FEET (INTERIOR);  
25 FEET (EXTERIOR)  
REAR YARD: 20 FEET

## Zoning

RSP

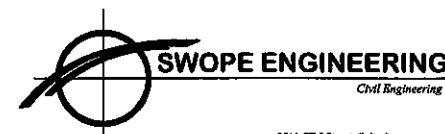
\*\*\* CAUTION \*\*\*  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS DRAWING IS  
"PRELIMINARY - NOT FOR  
CONSTRUCTION" UNTIL  
ABOVE SEAL HOLDER  
ACKNOWLEDGES THE  
CANCELLATION OF THIS  
DISCLAIMER BELOW.

DATE

## SURVEY DESCRIPTION

**LOT 166**  
LOT NUMBERED ONE HUNDRED SIXTY EIGHT (168) OF THE FINAL PLAT OF PHI SCISSORTAIL SUBDIVISION FILED IN BOOK 2017, PAGE 350, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK, AND EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS

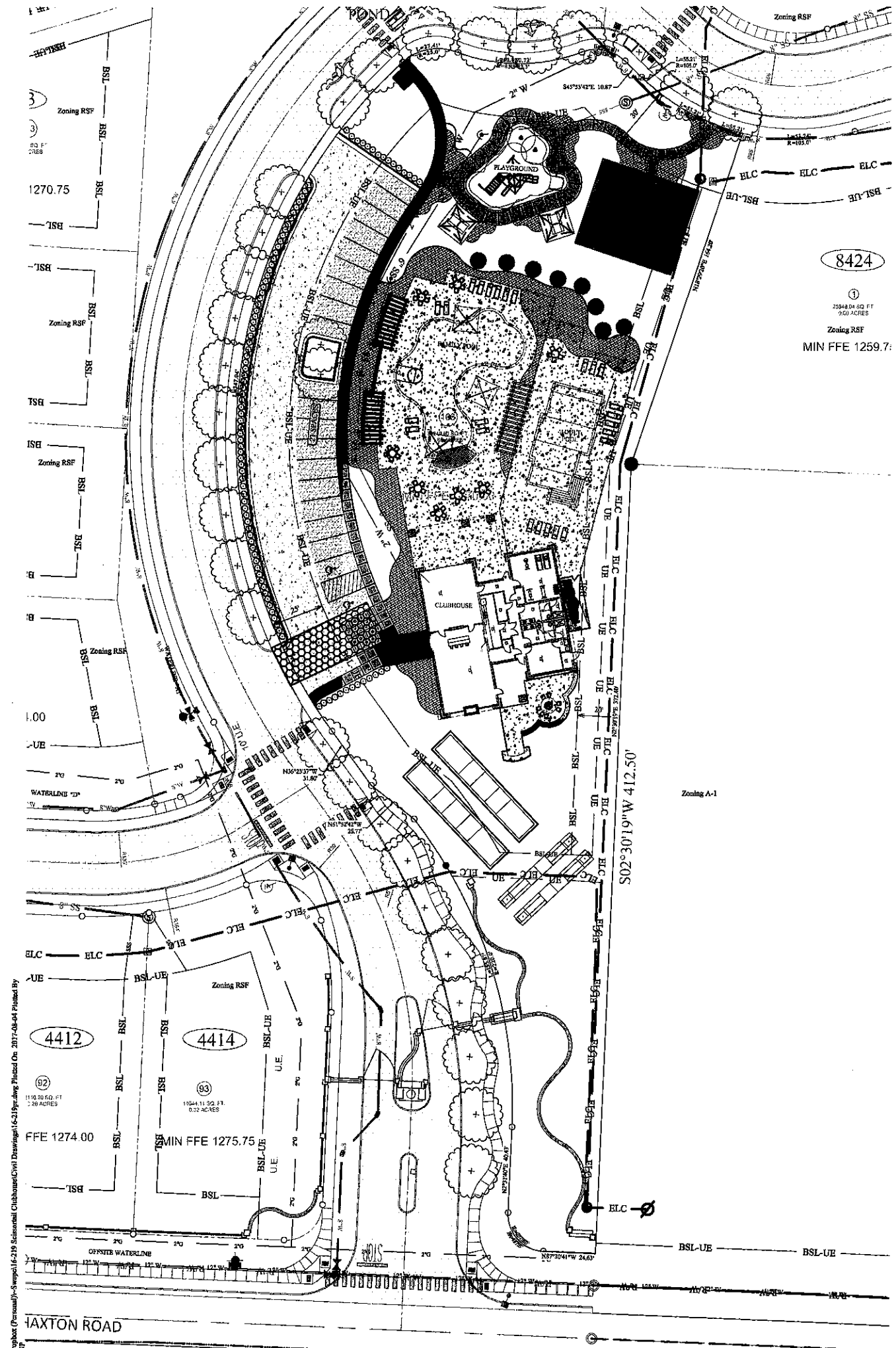


3511 SE 11 Street, Suite 9  
Bentonville, Arkansas 72712

479.685.8399 office  
479.250.4285 fax

1 OF 7  
DATE: June 2, 2017  
REVISED: August 4, 2017  
PROJECT #PL201600530  
C0.0





PLANT SCHEDULE

NO.	SYM.	COMMON NAME <i>Botanical Name</i>	SIZE/SPACING/ REMARKS
2 (shade trees)		AUTUMN BLAZE MAPLE <i>Acer x freemanii</i>	8-10', 2'-5'-CAL. @ DBH, 6' AS SHOWN
101 (shrubs)		FOSTER HOLLY <i>Llex xeternus 'Foster'</i>	5 GALLON AS SHOWN
310 S.Y. (300+)		VARIOUS PLANTS: PERENNIALS, ANNUALS, OTHER SHRUBS	
8 (evergreens)		THUJA GREEN GIANT <i>Thuja occidentalis</i>	8-10', 2'-5'-CAL. @ DBH, 6' AS SHOWN

STREET TREES

30 (shade trees)		NORTHERN RED OAK <i>Quercus rubra</i>	8-10', 2'-5'-CAL. @ DBH, 6' AS SHOWN
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Landscape Notes:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998.
5. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
6. PREMIUM CYPRESS MULCH SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
7. THE CONTRACTOR SHALL PROVIDE A THREE-YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
8. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE.
9. IN ALL BED AREAS SOIL SHALL BE AMENDED WITH A MINIMUM OF TWELVE-INCHES OF TOPSOIL AND A MINIMUM OF SIX-INCHES OF BACK TO NATURE, COTTON BURR COMPOST, TILLED INTO THE TOPSOIL.
10. AUTOMATIC IRRIGATION REQUIRED TO ALL TREES. IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE.
11. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF THE IRRIGATION.
12. SITE CONTRACTOR SHALL INSTALL 4" PVC SCH-40 SLEEVING UNDER DRIVE AREAS AS DIRECTED BY THE OWNER.
13. DEVELOPER SHALL PROVIDE A LETTER GUARANTEEING LANDSCAPING FOR THREE YEARS.

STREET TREES  
REQD: 1 PLANT PER 25 FEET  
740 LF/25 = 29 TREES (LESS DRIVEWAYS)  
PROVD: 29 TREES

SITE TREES  
REQD: 1 PLANT PER 1,000 SF  
73,189 SF/1,000 = 74 TREES/SHRUBS  
PROVD: 112 SHRUBS ALONG PARKING LOT

PLANT SCHEDULE:

SYMBOL	QUANTITY	NAME
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30 Plants required = 73,203 / 2,500 = 30 (8 trees)

SEEDING AND SODDING NOTE:

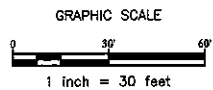
ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDING WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND BERMUDA SEED AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH BERMUDA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC.



Know what's below.  
Call before you dig.



Zoning Setbacks

Per Ordinance 15-39  
FRONT YARD: 25 FEET  
SIDE YARD: 7.5 FEET (INTERIOR); 25 FEET (EXTERIOR)  
REAR YARD: 20 FEET

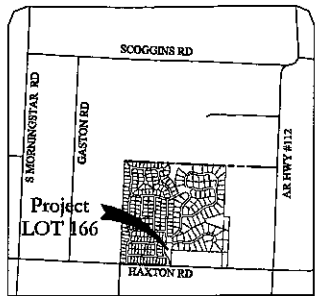
Zoning

RSF

Legend

Feature	Description
	Property Line
	Offsite Property Line
	Right-Of-Way Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Wrought-iron fencing
	Firelane Striping
	Heavy Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Light Duty Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	5/8" Double Water Meter
	5/8" Irrigation Meter
	2" Water service
	4" Sanitary Sewer Service Line
	Sanitary Sewer Cleanout

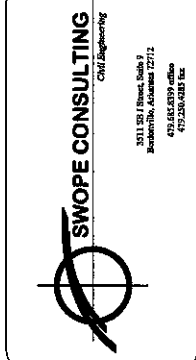
D. Deciduous ornamental trees must be balled-and-burlapped, at least 2 inch caliper, and at least 6 feet tall. Deciduous shade trees must be balled-and-burlapped, at least two and one-half inch caliper by at least six feet tall. Evergreen trees must be balled-and-burlapped and at least 8 feet in height above natural grade.  
No more than 25 percent of the total number of trees may be ornamental trees, and at least 10% of the trees shall be evergreen. Shrubs are to be five gallon size, minimum.  
E. Perennials from the recommended plants list qualify as a plant selection to meet minimum requirements in the ratio of 20:1. Twenty perennials, six-inch pot size, equal one tree or shrub. Perennials qualify as plant selections to a maximum of 25 percent of the required number of plants.  
F. Credit to the plant requirement will be considered for existing trees provided they are of a desirable type, are healthy specimens, they contribute to the compatibility of the development and they are not threatened by the construction or placement of the proposed development. Qualification or placement of the proposed plant material must be verified with the Department of Community Development.  
G. Street trees are in addition to other landscaping requirements.



THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE			
CITY COMMENTS	DATE	REVISION	NO.
	8/4/2017		1
	7/26/2017		1

Large Scale Development of:  
**SCISSORTAIL CLUBHOUSE**  
Development by: **4407 S. Scissortail Drive**  
**LEADERSHIP PROPERTIES**  
**4527 EAST 91ST STREET**  
**TULSA, OK 74137**



Project No. 16-219	Scale 1"=30'
Date: 7/30/2017	
Sheet Description LANDSCAPE PLAN	
Sheet # <b>C1.1</b>	